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# Sussex County Planning & Zoning Commission

## AGENDA

DECEMBER 12, 2013

6:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes – November 14, 2013

### Approval of Minutes – November 21, 2013

### Old Business

#### Subdivision #2013-11 Joseph J. & Jo Ann Tittermary

**IGB**

Application of **JOSEPH J. & JO ANN TITTERMARY** to consider the Subdivision of land in a GR General Residential Zoning District in Broadkill Hundred, Sussex County, by dividing 28,629 square feet into 2 lots, located south of Bayshore Drive (Road 16 A) and being Lot 2 Subdivision of Lands of Jennie H.J. Layton, et al (Tax Map I.D. # 2-35-10.00-1.06).

**AN ORDINANCE TO AMEND CHAPTER 115, ARTICLE XXV, SECTION 115-179B OF THE CODE OF SUSSEX COUNTY, ENTITLED “HEIGHT REGULATIONS” IN REGARD TO THE HEIGHT OF CERTAIN BUILDINGS.**

### Public Hearings

#### Conditional Use #1976 Indian River School District

**RS**

Application of **INDIAN RIVER SCHOOL DISTRICT** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for an elementary school expansion to be located on a certain parcel of land lying and being in Dagsboro Hundred, Sussex County, containing 26.77 acres, more or less, lying southwest of Road 331 (Iron Branch Road) 1,200 feet southeast of Road 339 (Old Landing Road) and northwest of 1<sup>st</sup> Street in Riverview Subdivision (Tax Map I.D. # 1-33-17.00-41.00 and 42.00).



**Conditional Use #1977 Matthew T. Favinger**

**MJ**

Application of **MATTHEW T. FAVINGER** to consider the Conditional Use of land in an AR -1 Agricultural Residential District for a doctors office to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 8,276 square feet, more or less, lying northwest corner of Route 30 (Gravel Hill Road) and Horseshoe Drive west of Route 24 (John J. Williams Highway) (Tax Map I.D. # 2-34-32.00-9.00).

**Change of Zone #1739 Vance Phillips**

**MR**

Application of **VANCE PHILLIPS** to amend the Comprehensive Zoning Map of Sussex County from AR-1 Agricultural Residential District to a CR-1 Commercial Residential District for a certain parcel of land lying and being Little Creek Hundred, Sussex County, containing 16,150 square feet, more or less, lying northwest corner of U.S. Route 13 and Route 24 (Tax Map I.D. # 3-32-1.08-39.00).

**Subdivision #2013-12 John and Beverly Starr**

**IGB**

Application of **JOHN AND BEVERLY STARR** to consider the Subdivision of Land in a AR-1 Agricultural Residential District in Broadkill Hundred, Sussex County, by dividing 2.29 acres into 2 lots, and a waiver from the street design and forested buffer requirements, located east of Route 5, approximately 800 feet south of Road 231 (Tax Map I.D. # 2-35-7.00-156.00 and 158.00).

**Other Business**

**Agricultural Preservation District**

Discussion

**George & Nancy Dodd**

**MJ**

Lot on 50' Easement – Road 321

**Gary & Tracy Chorman**

**IGB**

Lot on 50' Easement – Road 264

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on December 4, 2012, at 10:00 a.m., and at least seven (7) days in advance of the meeting.**

**This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.**

**Agenda items listed may be considered out of sequence.**

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